

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0114 – 2111 Prather Lane

DISTRICT: 5

ZONING FROM: SF-3

TO: SF-6

ADDRESS: 2111 Prather Lane

SITE AREA: 0.46 acres

PROPERTY OWNER:

LZA Real Properties East, LLC  
(Lynn Antoniono)

AGENT:

Greystone Custom Homes, LLC  
(Jerry Johnson)

CASE MANAGER: Kate Clark (512-974-1237, [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends Townhouse and Condominium (SF-6) district zoning.** *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

**September 24, 2019**

**Scheduled for Planning Commission**

CITY COUNCIL ACTION:

**October 3, 2019**

**Scheduled for City Council**

ORDINANCE NUMBER:

## ISSUES

There are no known issues or conflicts with this site.

## CASE MANAGER COMMENTS:

This is a 0.46-acre site on the southside of the Prather Lane and Keats Drive intersection. Across Prather Lane to the north are properties zoned Family Residence (SF-3) containing the Ann Richards School and single-family residences. Adjacent and to the east of the subject site are SF-3 zoned properties and additional single-family residences. South of the subject site is a large condominium tract (Tramor at the Quest) zoned Multifamily – Low Density (MF-2). West of the subject site is a property zoned Community Commercial (GR) containing a large multifamily complex (Mission James Place). Between this tract and the subject site is a strip of land approximately 10 feet in width zoned SF-3. Both the multifamily and condominium complexes take access from Victory Drive. See *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map* for current conditions.

## BASIS OF RECOMMENDATION:

Staff recommends Townhouse and Condominium (SF-6) district zoning.

1. *Zoning changes should promote an orderly relationship among land uses.*

This property is currently near existing properties zoned GR and MF-2, which contain multifamily and condominium complexes respectively. Rezoning this property to SF-6 would allow for a small condominium project and would help transition the zoning districts from the existing GR and MF-2 zoned properties down to the nearby SF-3 zoned properties.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Due to the City's shortage of affordable housing, City Council adopted Resolution No. 20170413-024 and Resolution No. 20170413-025. Out of these resolutions an Interdepartmental Action Team drafted the "Strategic Housing Blueprint Briefing Book" to identify the specific steps and resources necessary to achieve the goals of the Housing Blueprint (Resolution 20170413-024), and strategies for affordable housing preservation to avoid significant loss of existing affordable housing (Resolution 20170413-025) (Austin Strategic Housing Blueprint, City of Austin, <http://www.austintexas.gov/housingblueprint>). Rezoning this property to SF-6 is appropriate in this location and would allow for additional housing in the area.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3	Single-family residence
North	SF-3	Educational facility and single-family residences.
South	MF-2	Condominium complex (Tramor at the Quest)
East	SF-3	Single-family residences
West	GR and SF-3 (10' strip of land)	Multifamily complex (Mission James Place)

NEIGHBORHOOD PLANNING AREA: South Lamar (Suspended)

TIA: not required at this time.

WATERSHED: West Bouldin Creek (Urban)

OVERLAYS: Residential Design Standards

SCHOOLS: Joslin Elementary, Covington Middle and Crockett High Schools

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School  
District  
Austin Neighborhoods Council  
Bike Austin  
Friends of Austin Neighborhoods  
Homeless Neighborhood Association  
Neighborhood Empowerment Foundation  
Perry Grid 614  
Preservation Austin  
SELTexas  
Sierra Club, Austin Regional Group  
South Central Coalition  
TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2007-0192	SF-3 to LO	Approved staff recommendation	Approved LO-CO; CO was to prohibit the following uses: Communication services, Club or lodge, Convalescent services, Cultural services, Hospital services (limited)
C14-03-0070	SF-3 to LO	Approved LO-CO; CO would prohibit all LO uses except medical offices and permit all NO uses.	Approved LO-CO

RELATED CASES:

The subject site does not have any recently related cases on it.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Prather lane	60'	38'	ASMP Level 1 (local road)	Yes (on north side)	No	Yes

OTHER STAFF COMMENTS:Comprehensive Planning*Connectivity*

The Walkscore is 65/100, Somewhat Walkable, meaning some errands can be accomplished on foot. Four Cap Metro transit stops are located within 700 linear feet from the subject property. Public sidewalks are only located partially along Prather Lane, and mostly on the opposite side of the street from the subject property. The mobility options in this area are good and the connectivity options are excellent. Specifically, a school, park, daycare center, and retail shopping are located within 1,000 linear feet from this location.

### *Imagine Austin*

The Imagine Austin Growth Concept Map identifies this property as within the ‘Lamar and Ben White Activity Center for Redevelopment in Sensitive Environmental Area’, as one of five of these type of centers. Page 106 of the Imagine Austin Comprehensive Plan states, “Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, “Ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.”

The following Imagine Austin policies are applicable to this case:

- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property: (1) being located near neighborhood goods and services; (2) providing a variety of mobility options available in the area, and (3) supporting the Imagine Austin policies referenced above, this project appears to support the Imagine Austin Comprehensive Plan.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 square feet cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

### *Compatibility Standards*

The site is subject to compatibility standards. the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

### Transportation

Additional right-of-way maybe required at the time of subdivision and/or site plan. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day (LDC 25-6-113).

### Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

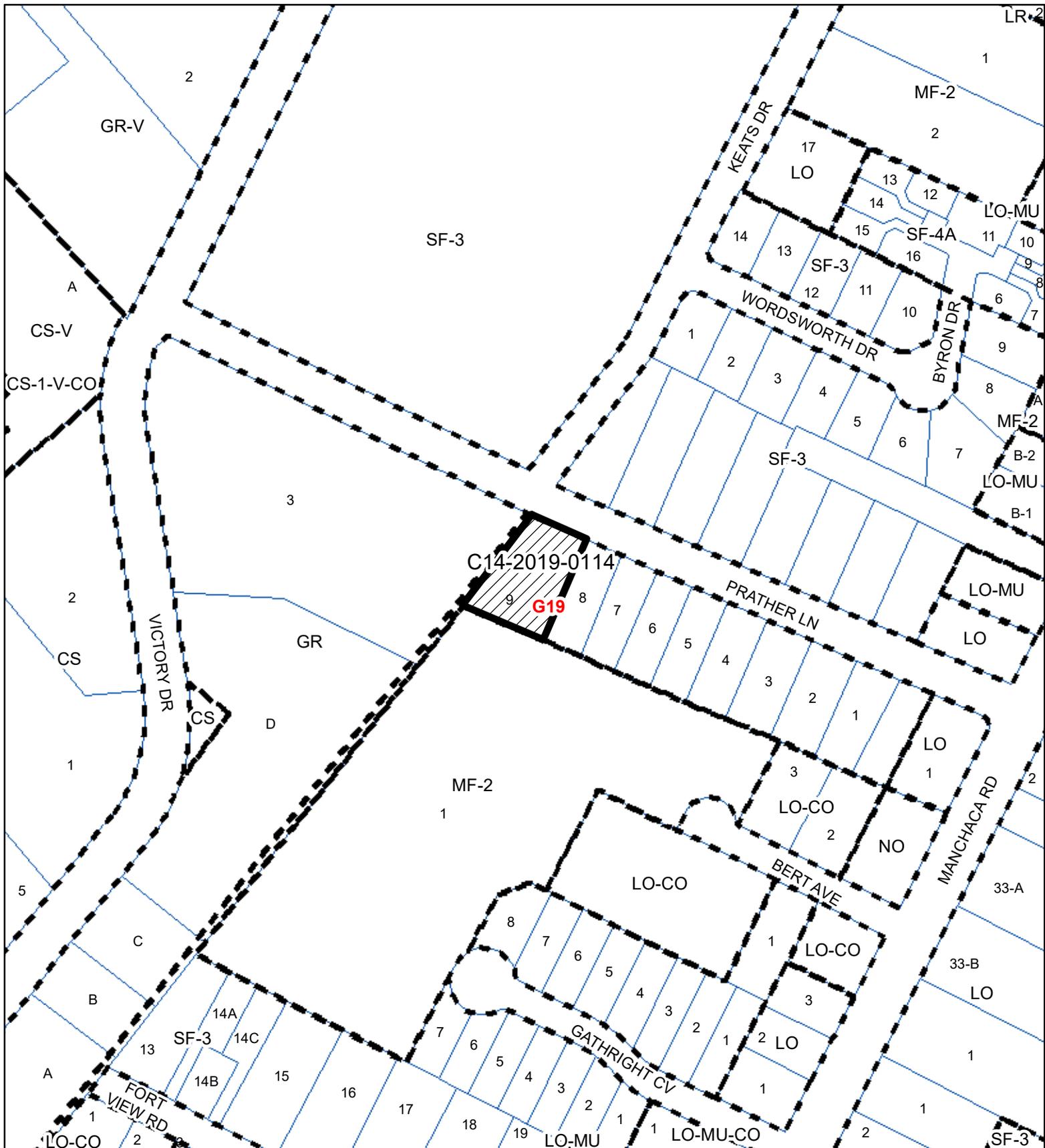
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

### INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map



1" = 200'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

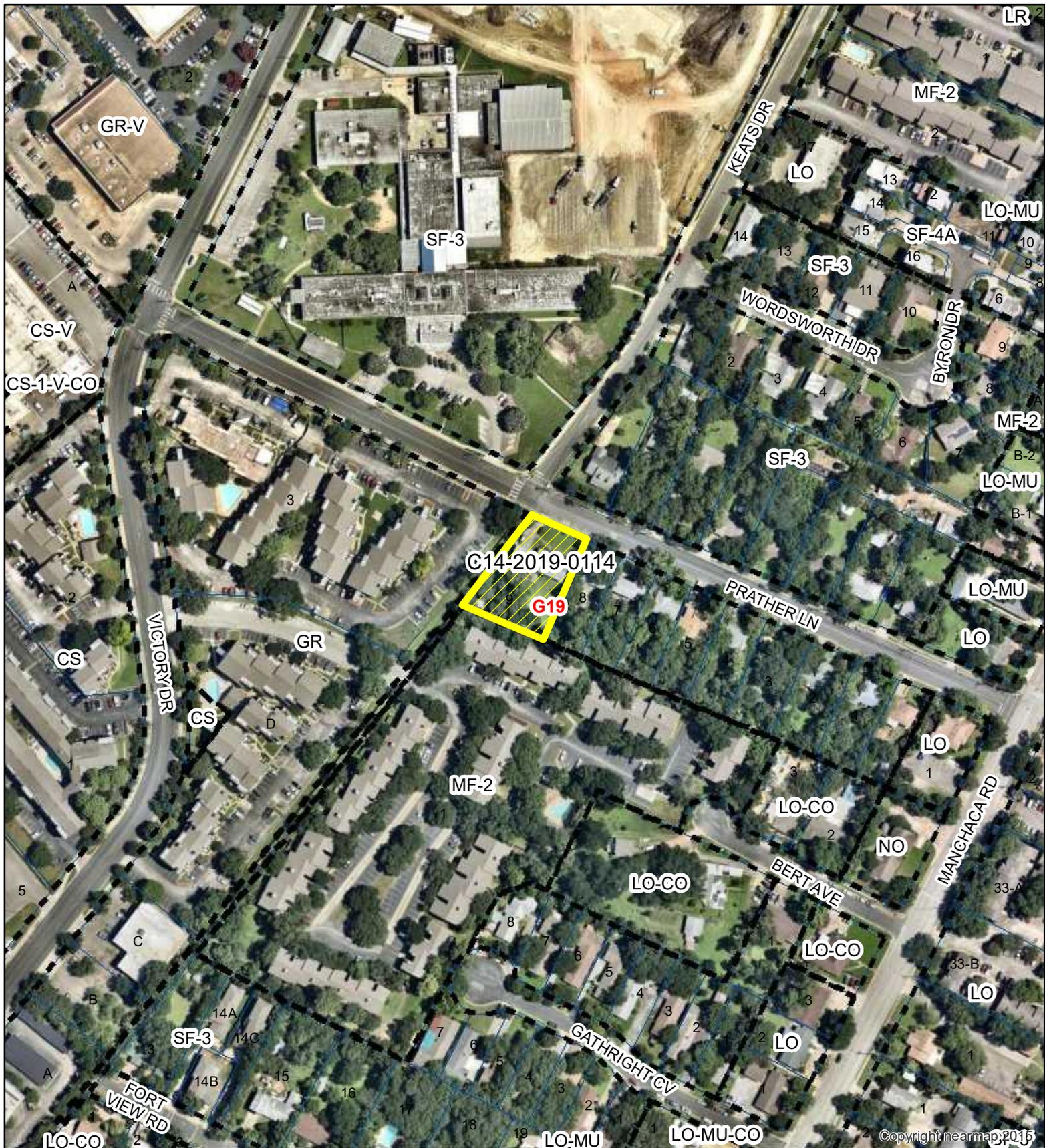
**2111 PRATHER LANE**

**Exhibit A**

ZONING CASE#: C14-2019-0114  
 LOCATION: 2111 PRATHER LANE  
 SUBJECT AREA: .46 ACRES  
 GRID: G19  
 MANAGER: KATE CLARK



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-  SUBJECT TRACT
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2111 PRATHER LANE

Exhibit B

ZONING CASE#: C14-2019-0114  
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